082.0	0002	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	699,000	/	699,000
USE VALUE:	699,000	/	699,000
ASSESSED:	699,000	/	699,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTTI BONNIE S
Owner 2:	C/O BONNIE WARREN
Owner 3:	
Street 1:	66 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCOTTI ROBERT A & BONNIE S -
Owner 2:	-
Street 1:	66 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,994 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1993 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3994.000	321,100		377,900	699,000
Total Card	0.092	321,100		377,900	699,000
Total Parcel	0.092	321,100		377,900	699,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.66 | /Parcel: 350.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50919
GIS Ref	
GIS Ref	
Insp Date	09/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0026.0

!6651!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,100	0	3,994.	377,900	699,000	699,000	Year End Roll	12/18/2019
2019	101	FV	241,200	0	3,994.	372,500	613,700	613,700	Year End Roll	1/3/2019
2018	101	FV	240,700	0	3,994.	286,100	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	240,700	0	3,994.	269,900	510,600	510,600	Year End Roll	1/3/2017
2016	101	FV	240,700	0	3,994.	248,300	489,000	489,000	Year End	1/4/2016
2015	101	FV	235,800	0	3,994.	232,100	467,900	467,900	Year End Roll	12/11/2014
2014	101	FV	235,800	0	3,994.	213,800	449,600	449,600	Year End Roll	12/16/2013
2013	101	FV	235,800	0	3,994.	213,800	449,600	449,600		12/13/2012

PRINT

Date	Time
12/10/20	21:24:08

LAST REV

Date	Time
09/27/18	18:36:01

mmcmakin

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOTTI ROBERT A	1302-101		6/22/2005	Family		No	No		
	1037-3		10/1/1987		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	504	Redo Kit	15,700	C				
5/10/1994	206		12,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Inspected	BS	Barbara S
8/7/2018	MEAS&NOTICE	BS	Barbara S
6/8/2012	Info Fm Prmt	MM	Mary M
12/6/2008	Meas/Inspect	345	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3994		Sq. Ft.	Site		0	70.	1.35	6									377,875						377,900	

Total AC/HA:	0.09169	Total SF/SM:	3994	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	377,875	Spl Credit		Total:	377,900

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 20 %
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24557567
Const Adj.:	0.99792004
Adj $ / SQ:	167.803
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436227
Depreciation:	115164
Depreciated Total:	321063

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

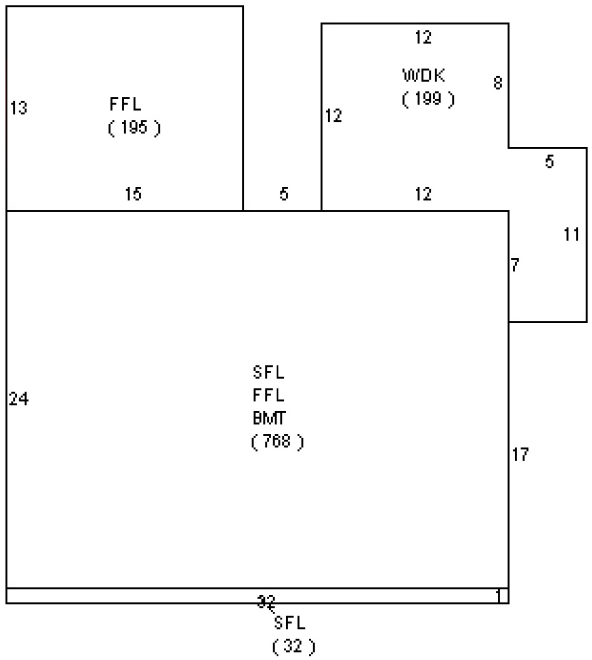
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.80
Special Features:	0	Val/Su Net:	117.62
Final Total:	321100	Val/Su SzAd	182.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	963	167.800	161,594
SFL	Second Floor	800	167.800	134,242
BMT	Basement	768	60.160	46,201
WDK	Deck	199	11.000	2,189

Net Sketched Area:	2,730			Total:	344,226
Size Ad	1763	Gross Are	2730	FinArea	1993

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: